Memorandum

To: Beverly Bridges, Acting City Clerk

From: Devin S. Smith, Manager – Neighborhood Response Division

CC: File

Date: April 2, 2007

Re: Report of Expenses for the abatement of Vacant or Abandoned Building at 604 Stanford Street - Ward 1 (Tarkanian)

LVMC Ordinance 5873 authorizes the City of Las Vegas to assess and collect a re-inspection fee of $120.00 if the nuisance violation(s) are not brought into compliance by the re-inspection date on this notice. An additional fee of $180.00 per hour, one-hour minimum (not to be pro-rated), will be charged for each additional inspection after the initial re-inspection. In addition, LVMC 9.04.020 and 9.040.040 authorizes the city to assess a civil penalty concurrently with the re-inspection fees assessed. On the 2nd re-inspection a $180 re-inspection fee + a $150.00 civil penalty will be assessed; on the 3rd re-inspection a $180 re-inspection fee + a $300.00 civil penalty will be assessed; on the 4th re-inspection and any future re-inspections will be assessed a $180 re-inspection fee + a $500.00 civil penalty. Additionally, every person who causes or maintains a public nuisance, or who willfully omits or refuses to perform any legal duty relating to the abatement of such nuisance (1) shall be guilty of a misdemeanor; (2) shall be liable civilly to the City and, upon such findings shall be responsible to pay civil penalties of not more than five hundred ($500.00) dollars per day, or for commercial properties; civil penalties of not more than one thousand ($1000.00) per day, for each day that any nuisance remained unabated after the date specified for abatement in the notice of violation. The $500.00 or $1000 daily civil penalty will be determined at the discretion of the city council. Any and all unpaid fees are subject to collection and/or liens.

After giving due process, notification, and an opportunity for an appeal hearing as specified in the Las Vegas Municipal Code for "Vacant or Abandoned Building," the Department of Neighborhood Services caused the above-referenced property to be corrected by removal of refuse, waste, trash, debris and vegetation, board/secure doors/windows/openings that are open/accessible to City of Las Vegas specifications, and No posting vehicles, No Dumping and No Trespassing signs. The abatement was completed by Weaver Construction on February 9, 2007 at a cost of $2,075.00, which was accepted by the Department of Neighborhood Services.

Contract Amount Breakdown:	
Board/secure doors/windows/openings that are open/accessible	$425.00
Refuse/waste/trash/debris/litter removal	$1,250.00
Vegetation removal	$325.00
Post signs (No Trespassing, No Dumping, No Vehicles)	$75.00
AMOUNT DUE:	$2,075.00
Administrative Processing Fee:	$311.25
Boarded Building Certificate	$325.00
TOTAL AMOUNT DUE:	**$2,711.25**
OWNER OF RECORD:	JAMES A. LITTLEFIELD C/O P. CARLSON
PROPERTY ABATED:	604 STANFORD STREET
ASSESSOR PARCEL:	138-25-713-084
LEGAL DESCRIPTION:	LAS VEGAS SQUARE
	PLAT BOOK 1 PAGE 96
	LOT 31 BLOCK 3
	& LOT 32

DSS:ed